089.A	0001	0045.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	447,600	/	447,600
USE VALUE:	447,600	/	447,600
ASSESSED:	447,600	/	447,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	-45	PINE ST, ARLINGTON

OWNERSHIP

Unit #: 45

Owner 1:	GAWANDE RICHA M &
Owner 2:	WASSERMAN BEN T
Owner 3:	
Street 1:	45 PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL JOSHUA/BEYER MARITZA -
Owner 2:	VENDEN LOUISE -
Street 1:	45 PINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1275 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	447,600			447,600
Total Card	0.000	447,600			447,600
Total Parcel	0.000	447,600			447,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.06 | /Parcel: 351.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 089.A-0001-0045.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	447,600	0	.		447,600		Year end	12/23/2021
2021	102	FV	435,300	0	.		435,300		Year End Roll	12/10/2020
2020	102	FV	429,100	0	.		429,100	429,100	Year End Roll	12/18/2019
2019	102	FV	434,900	0	.		434,900	434,900	Year End Roll	1/3/2019
2018	102	FV	385,900	0	.		385,900	385,900	Year End Roll	12/20/2017
2017	102	FV	352,700	0	.		352,700	352,700	Year End Roll	1/3/2017
2016	102	FV	310,800	0	.		310,800	310,800	Year End	1/4/2016
2015	102	FV	289,000	0	.		289,000	289,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL JOSHUA	67751-594		8/4/2016		452,000	No	No		
CAMPBELL JOSHUA	52922-105		6/4/2009	Family	1	No	No		
CAMPBELL JOSHUA	51754-49		10/2/2008		99	No	No		
VENDEN L/TRS/ZO	51732-324		9/29/2008	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2015	1423	Re-Roof	11,400		9/25/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
1/20/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8030													G10			

Patriot Properties Inc.

User Acct 310639
GIS Ref
GIS Ref
Insp Date 08/21/18
!15661!

PRINT

Date	Time
12/30/21	21:08:28

LAST REV

Date	Time
08/21/18	09:01:34
danam	

USER DEFINED

Prior Id # 1:	56209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	S20 - Size 20		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	57.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.78400159
Adj $ / SQ:	322.813
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549903
Depreciation:	102282
Depreciated Total:	447621

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	371.23
Special Features:	0	Val/Su Net:	351.06
Final Total:	447600	Val/Su SzAd	387.53

SKETCH

UnSketched SubAreas:
GLA: 1155,
UAT: 480,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,155	322.810	372,849
UAT	Upper Attic	120	248.570	29,828
	Net Sketched Area:	1,275	Total:	402,677
Size Ad	1155	Gross Area	1635	FinArea 1275

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

089.A-0001-0045.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: